



HORIZON BLUE

BOUTIQUE HOTEL

OWN A PIECE OF BALI'S GREATEST COASTLINE

A RARE OCEAN-VIEW HOSPITALITY ASSET IN ULUWATU

9 LIMITED RESIDENCES

TOURISM-ZONED

PBG & SLF OBTAINED

COMPLETED STRUCTURE — FINAL FINISHING STAGE

ROI 9.2–12.2%

FREEHOLD OR LEASEHOLD 30 + 50 YEARS



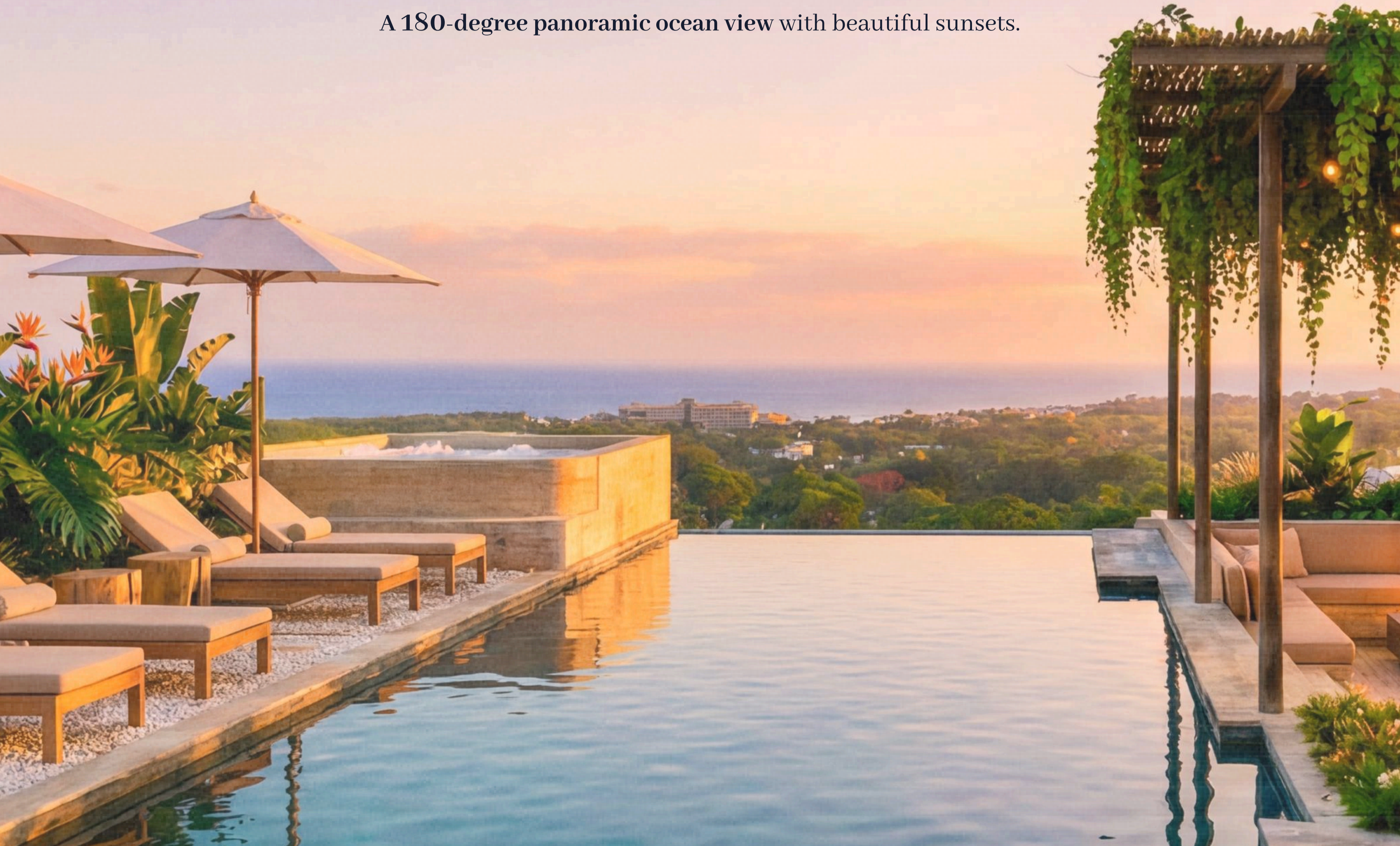
HORIZON BLUE





A new unique format boutique hotel in Uluwatu,
where design, privacy and service create a rare investment product.

A 180-degree panoramic ocean view with beautiful sunsets.



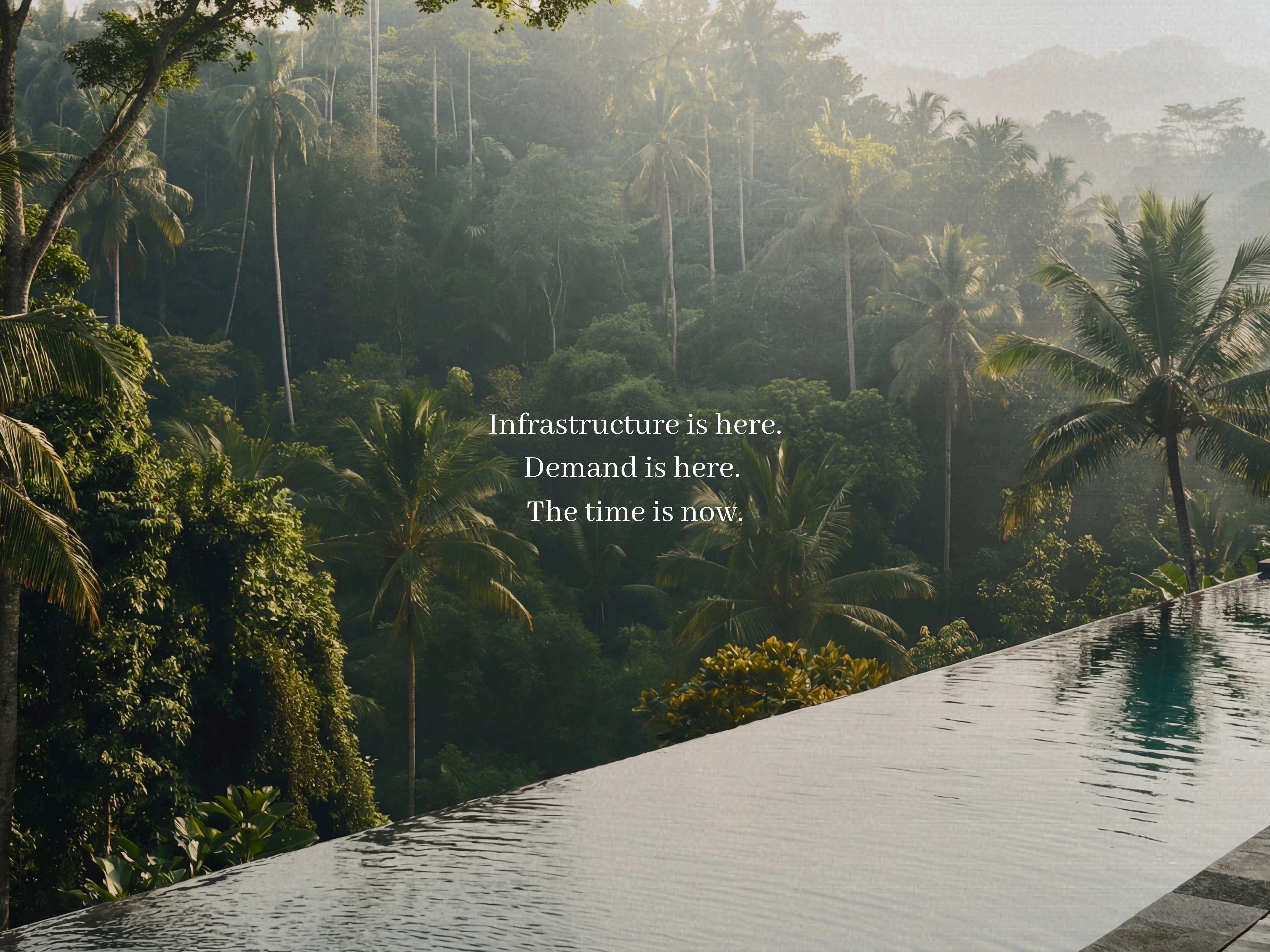


9

units in total

•

8 apartments
1 villa



Infrastructure is here.
Demand is here.
The time is now.



TARRAGON RESTAURANT

BINGIN BEACH

EL KABRÓN BEACHCLUB

DREAMLAND BEACH

NEW KUTA GOLF

CASHEW TREE CAFÉ

GOOSEBERRY RESTAURANT

BALI FIT CORNER

PADEL CLUB


HORIZON BLUE



ULUWATU TEMPLE

BLUE POINT

BINGIN BEACH

DREAMLAND BEACH


HORIZON BLUE

AIRPORT

KUTA GOLF

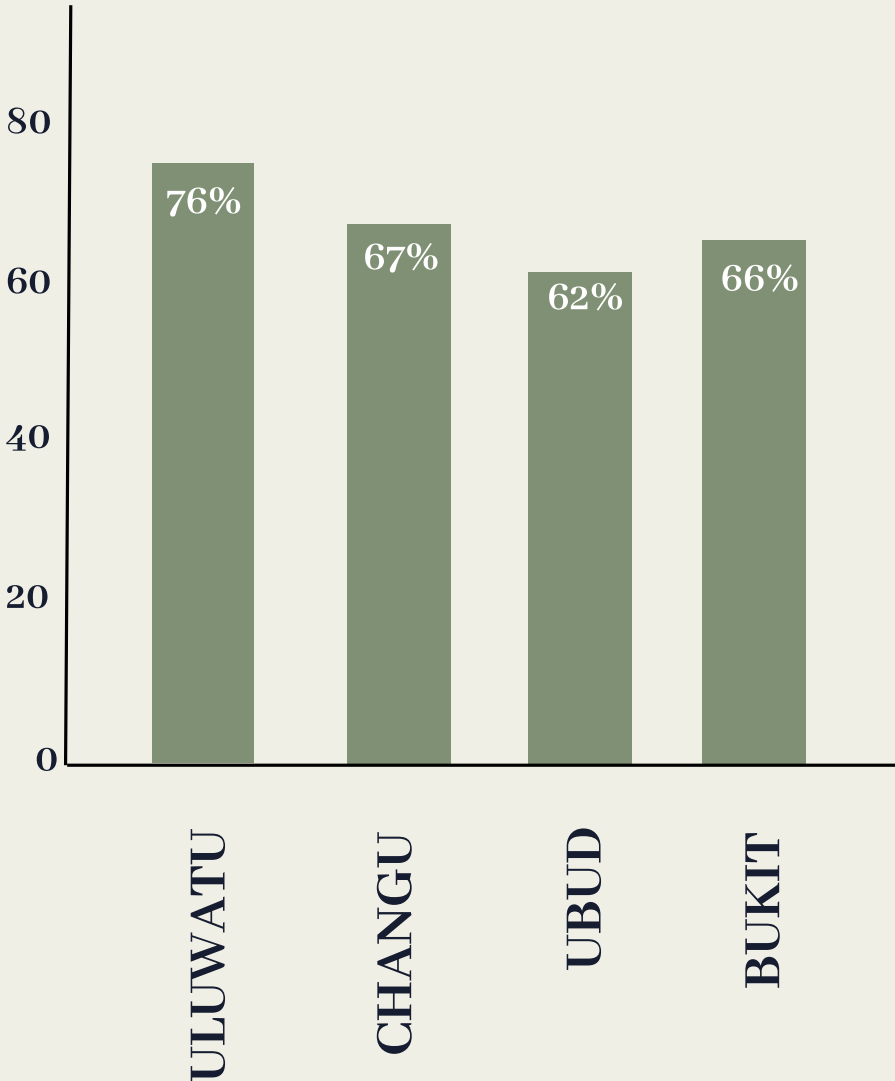
NYANG NYANG BEACH

Uluwau stands out as the top performing market, combining the highest average daily rate (\$ 138) with the strongest occupancy (76%) resulting in the highest RevPAR (\$105) *

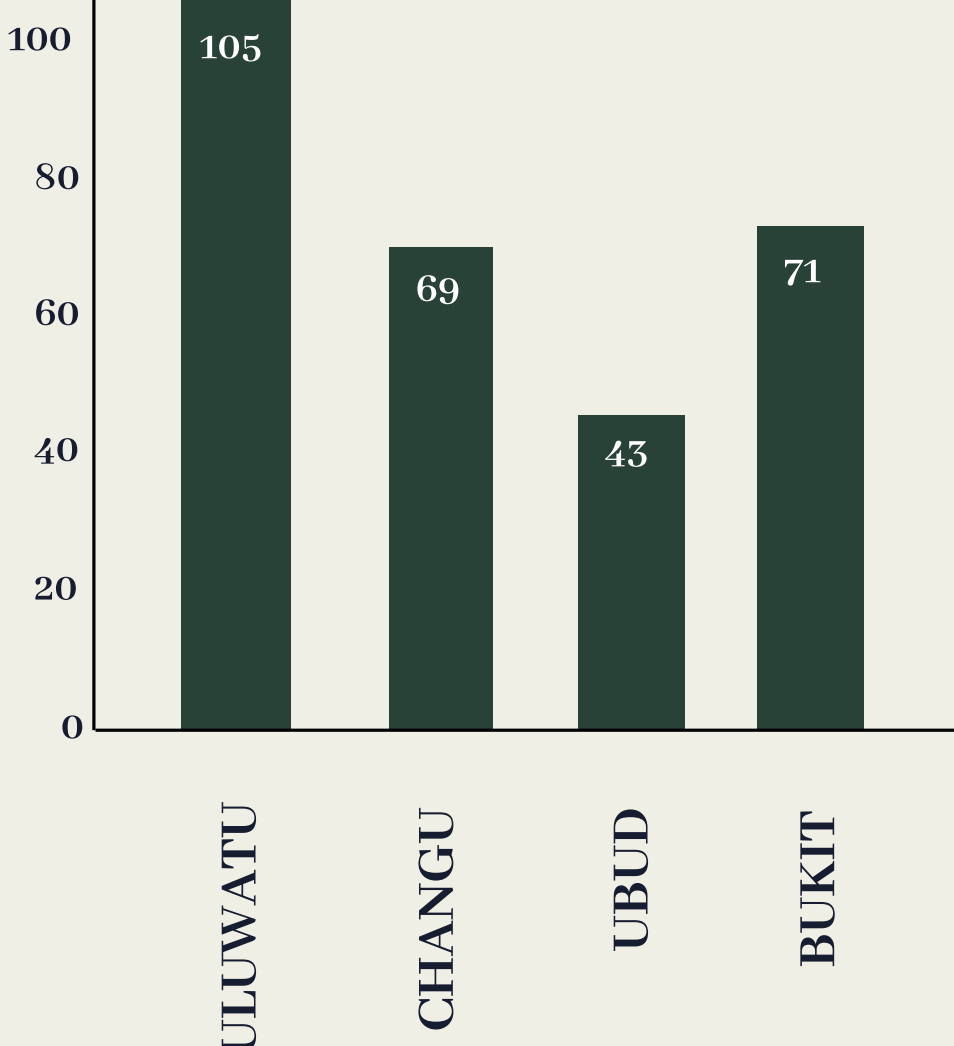
ADR - average daily rate



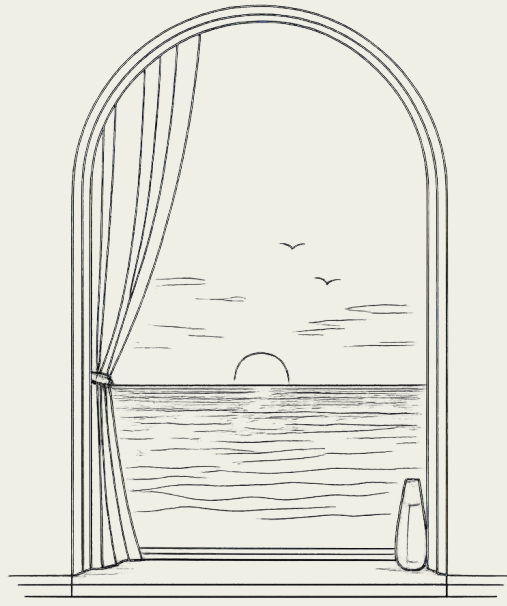
Occupancy



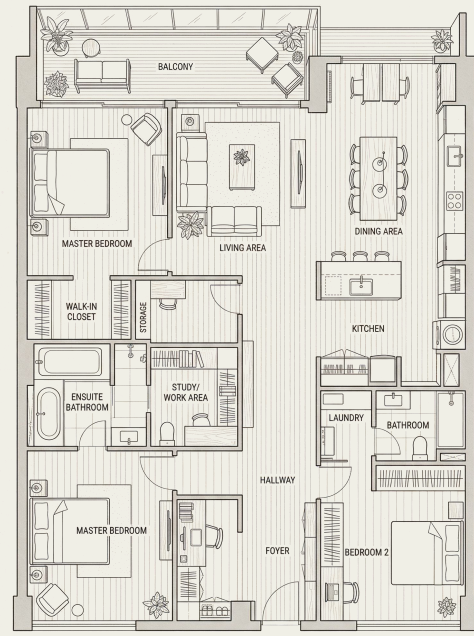
RevPAR - revenue per available room, (\$)







PANORAMIC OCEAN
VIEWS



SPACIOUS LAYOUTS:
82-795 M2



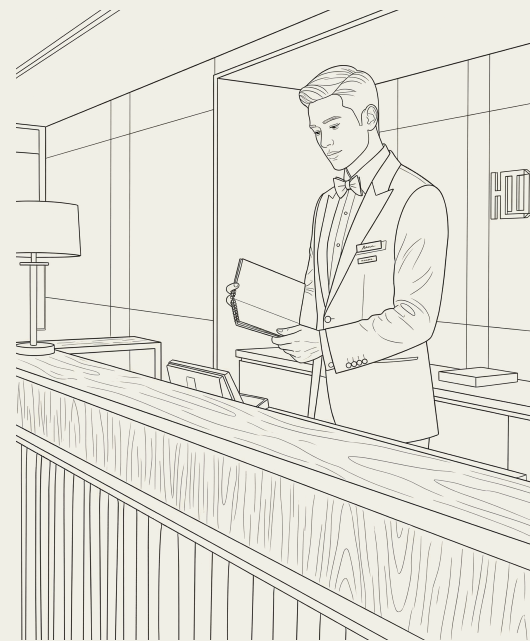
CEILING HEIGHT
AND DESIGN ARCHITECTURE



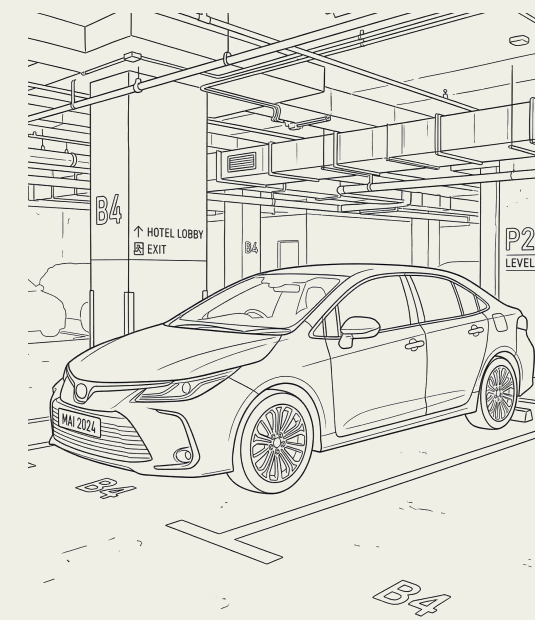
PRIVATE JACUZZIS / POOLS
/ TERRACES



RECEPTION



24/7
CONCIERGE SERVICE



PRIVATE PARKING

Boutique hotel with diverse unit mix



OLEG TURDAKOV & ALENA TURDAKOVA

This is not a faceless development company, but a family-led business built on reputation, trust, and personal involvement.

With over 15 years of experience in real estate development, the founders - a husband and wife team - have successfully delivered more than 300 projects across Russia, Kazakhstan, and Indonesia.

Today, they are personally managing every stage of this project in Bali, ensuring the highest level of quality, attention to detail, and accountability.

Being fully on-site, they are available for direct meetings and site visits, offering a level of transparency and commitment that only a family business can provide.





**PROFESSIONALLY MANAGED BY
ONE OF BALI'S MOST TRUSTED
NAMES**

Gravity Bali is a French-founded boutique management agency with 8 years on the ground in Bali - exclusively focused on the **luxury segment**.

**French hospitality standards.
Bali expertise.
Transparent reporting.**

8+

Experience as real estate management company in Bali

4.9/5

Guest Reviews AIRBNB

5/5

Guest Reviews GOOGLE

ADR \$370

average ADR is 4x higher than the market average



THE BUILDING IS ON THE FINAL FINISHING STAGE, LAUNCH
IN DECEMBER 2026

2,225

SQM



TOTAL AREA

9

UNITS IN TOTAL



8 DESIGNER
APARTMENTS &
1 PREMIUM VILLA

1000

SQM



LAND · HGB TITLE
(FREEHOLD)

2026

YEAR



LAUNCH

slf

CERTIFICATE OBTAINED



OPERATIONAL PERMIT
IN HAND

Latest as-built photo (current stage)



Floor	What's there
basement	PRIVATE PARKING FOR 10 CARS • RECEPTION • STAFF QUARTERS
1st floor	DESIGNER APARTMENTS • CAVE-STYLE SUITE • PRIVATE POOLS & SAUNAS
2nd floor	PANORAMIC OCEAN-VIEW APARTMENTS • PRIVATE JACUZZIS
3rd floor	PREMIUM 6-BEDROOM VILLA • 100+ SQM INFINITY POOL • OCEAN TERRACE
4th floor	ROOFTOP • YOGA DECK • FITNESS AREA • GREEN GARDEN

LEGAL STRUCTURE

**PBG (BUILDING PERMIT) AND SLF (CERTIFICATE OF OPERATIONAL WORTHINESS)
OBTAINED.**

THE DEVELOPER HOLDS THE LAND UNDER FREEHOLD (HGB) TITLE.

SELLING TERMS FOR ENTIRE COMPLEX - FREEHOLD (HGB)

SELLING TERMS FOR 6-BEDROOM VILLA - FREEHOLD (HGB)

SELLING TERMS FOR UNITS - LONG LEASEHOLD 30 + 20 + 30 YEARS

EXTENSION COST IS SET BY GOVERNMENT FEE: APPROXIMATELY 30 - 100 MILLION IDR (\$2,000–5,000 USD) PER UNIT PER 20 - YEAR RENEWAL PERIOD.

PAYMENT PLAN 50-20-20-10





units

ALL UNITS

UNIT	FLOOR	INFO	VIEW	PRICE
1	1ST FLOOR	1 BD (92M ²)	GREEN VIEW	<u>IDR 3,08 BN</u> <u>\$181.000</u>
2	1ST FLOOR	3 BD (151M ²)	ROCK VIEW	<u>IDR 6.36BN</u> <u>\$374.000</u>
3	2ND FLOOR	2 BD (119M ²)	SEA VIEW	<u>IDR 5.93BN</u> <u>\$349.000</u>
4	2ND FLOOR	1 BD (85M ²)	SEA VIEW	<u>IDR 4.5BN</u> <u>\$265.000</u>
5	2ND FLOOR	2 BD (85M ²)	GREEN VIEW	<u>IDR 4.5BN</u> <u>\$264.000</u>
VILLA	3-4 FLOOR	6 BD (795M ²)	SEA VIEW	<u>IDR 23.8BN</u> <u>\$1.400.000</u>

1ST FLOOR · 1 BD (92M²) · GREEN VIEW

AVAILABLE · 3 UNITS

SCENARIO	BASE	OPTIMISTIC
ADR	138	165
OCCUPANCY	70%	74%
ROI	9,4%	12,1%

PRICE IDR 3,08 BN / \$181.000









2ND FLOOR · 2 BD (85M²) · GREEN VIEW

AVAILABLE · 1 UNIT

SCENARIO	BASE	OPTIMISTIC
ADR	200	245
OCCUPANCY	70%	74%
ROI	9,3%	12,3%



PRICE IDR 4.5BN / \$264.000



2ND FLOOR · 1 BD (85M²) · SEA VIEW

AVAILABLE · 2 UNIT

SCENARIO	BASE	OPTIMISTIC
ADR	194	235
OCCUPANCY	72%	77%
ROI	9,2%	12,2%

PRICE IDR 4.5BN / \$265.000





1 ST FLOOR · 3 BD (151 M2) · ROCK VIEW

AVAILABLE · 1 UNIT

SCENARIO	BASE	OPTIMISTIC
ADR	284	340
OCCUPANCY	70%	75%
ROI	9,3%	12,2%

PRICE IDR 6.36BN / \$374.000





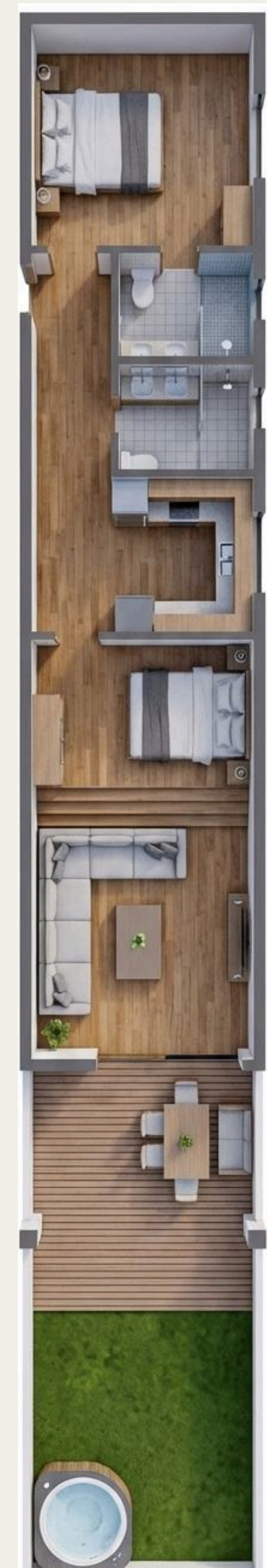


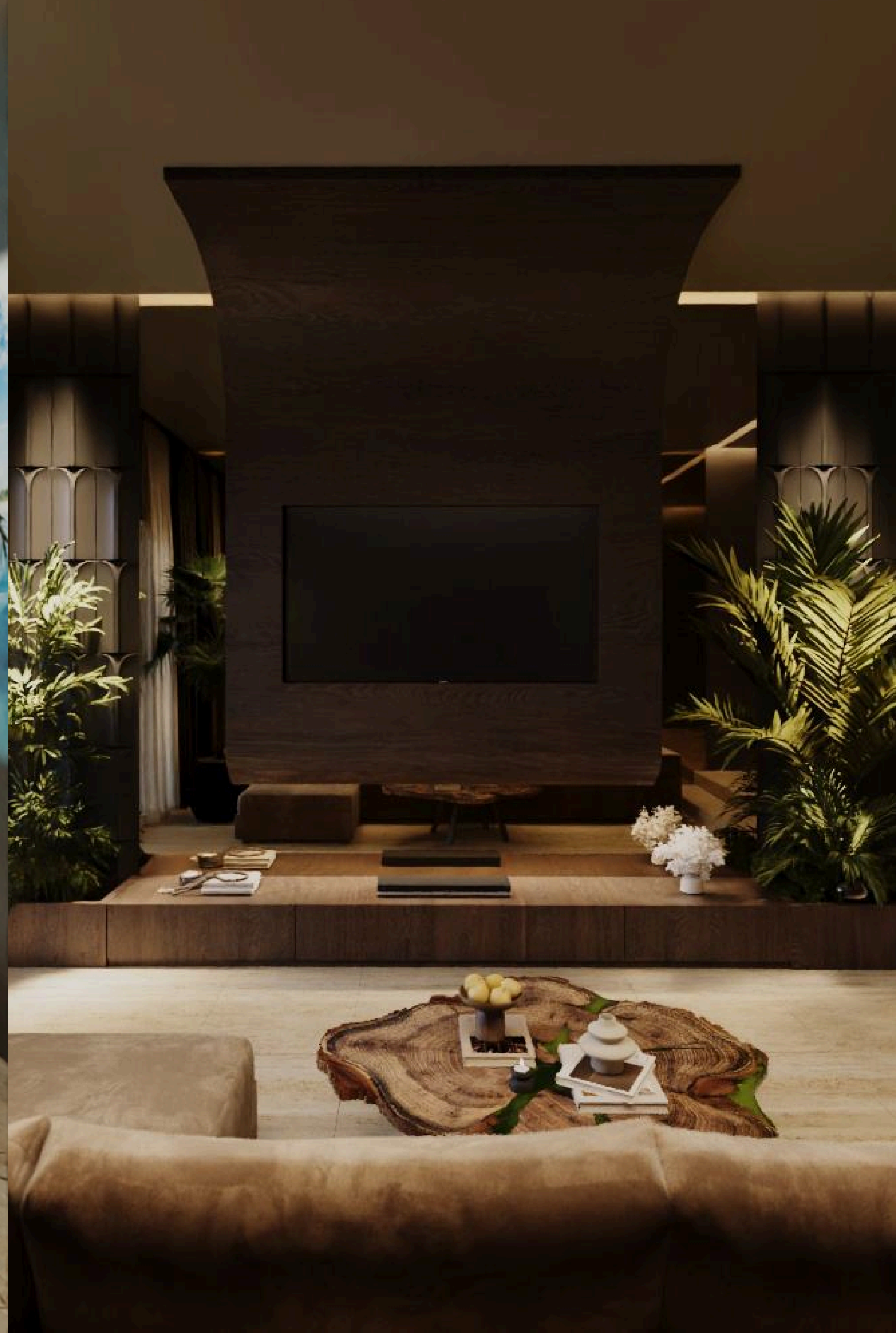
2ND FLOOR · 2 BD (119M²) · SEA VIEW

AVAILABLE · 1 UNIT

SCENARIO	BASE	OPTIMISTIC
ADR	257	315
OCCUPANCY	72%	76%
ROI	9,3%	12,3%

PRICE IDR 5.93BN / \$349.000







VILLA · 3-4 FLOOR · 6 BD (795M²) · SEA VIEW

AVAILABLE · 1 UNIT

SCENARIO	BASE	OPTIMISTIC
ADR	980	1176
OCCUPANCY	76%	82%
ROI	9,3%	12,3%

PRICE IDR 23.8BN / \$1.400.000









FINANCIAL MODEL

Base scenario

[link](#)

IN USD	UNITS	ADR	OCCUPANCY	REVPAR	REV ANN	OTA	TAX	MC FEE	MAINTENACE	PROFIT/YEAR	PRICE	ROI
1 BD (92M ²) GREEN VIEW · 1ST FLOOR	3	138	70%	96,6	35 259	5 289	3 205	5 007	4 231	16 924	<u>IDR 3.08 BN</u> \$181.000	9,4%
3 BD (151 M ²) ROCK VIEW · 1 ST FLOOR	1	284	70%	198,8	72 562	10 884	6 596	10 304	8 707	34 830	<u>IDR 6.36BN</u> \$374.000	9,3%
2 BD (119M ²) SEA VIEW · 2 ND FLOOR	1	257	72%	185,04	67 540	10 131	6 139	9 591	8 105	32 419	<u>IDR 5.93BN</u> \$349.000	9,3%
1 BD (85M ²) SEA VIEW · 2ND FLOOR	2	194	72%	139,68	50 983	7 647	4 634	7 240	6 118	24 472	<u>IDR 4.5BN</u> \$265.000	9,2%
2 BD (85 M ²) GREEN VIEW · 2ND FLOOR	1	200	70%	140	51 100	7 665	4 645	7 256	6 132	24 528	<u>IDR 4.5BN</u> \$264.000	9,3%
6 BD () SEA VIEW · VILLA	1	980	76%	744,8	271 852	40 778	24 711	38 603	32 622	130 489	<u>IDR 23.8BN</u> \$1.400.000	9,3%

FINANCIAL MODEL

Positive scenario

[link](#)

IN USD	UNITS	ADR	OCCUPANCY	REVPAR	REV ANN	OTA	TAX	MC FEE	MAINTENANCE	PROFIT/YEAR	PRICE	ROI
1 BD (92M ²) GREEN VIEW · 1ST FLOOR	3	165	74%	122,1	44 567	6 685	4 051	6 328	4 457	35 198	<u>IDR 3.08 BN</u> <u>\$181.000</u>	9,4%
3 BD (151 M ²) ROCK VIEW · 1 ST FLOOR	1	340	75%	255	93 075	13 961	8 461	13 217	9 308	45 607	<u>IDR 6.36BN</u> <u>\$374.000</u>	9,3%
2 BD (119M ²) SEA VIEW · 2 ND FLOOR	1	315	76%	239,4	87 381	13 107	7 943	12 408	8 738	42 817	<u>IDR 5.93BN</u> <u>\$349.000</u>	9,3%
1 BD (85M ²) SEA VIEW · 2ND FLOOR	2	235	77%	180,95	66 047	9 907	6 004	9 379	6 605	32 363	<u>IDR 4.5BN</u> <u>\$265.000</u>	9,2%
2 BD (85 M ²) GREEN VIEW · 2ND FLOOR	1	245	74%	181,3	66 175	9 926	6 015	9 397	6 617	32 426	<u>IDR 4.5BN</u> <u>\$264.000</u>	9,3%
6 BD () SEA VIEW · VILLA	1	1176	82%	964,32	351 977	52 797	31 995	49 981	35 198	172 469	<u>IDR 23.8BN</u> <u>\$1.400.000</u>	9,3%

YOUR UNIT IS WAITING

SCHEDULE A SITE VISIT
REVIEW OWNERSHIP STRUCTURE & LEGAL DOCUMENTS
RESERVE YOUR UNIT



HORIZON BLUE ULUWATU · 2026 · BINGIN, ULUWATU, BALI